



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

Zoning Hearing Board

Appeal Number: _____

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- ☐ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: _____
- ☐ Special Exception
- ☒ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: FKK Properties, LLC

Address: 2136 Virginia Ave
Bensalem, PA 19020

Phone No. [REDACTED]

Owner's Name: FKK Properties, LLC

Address: 2136 Virginia Ave
Bensalem, PA 19020

Phone No. [REDACTED]

Attorney Name: _____

Address: _____

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.): _____

1. Application relates to the following:

Check items if applicable:

- | | |
|--|--|
| <input type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input type="checkbox"/> Other: (describe) | <u>Proposed lot frontage and width</u> |
-
-
-

2. Brief description of Real Estate affected:

Tax Parcel Number: 2-39-179

Location: 2157 & 2145 Green Ave

Lot Size: Exist. 180.2' x 125' Lot 1 70' x 120' Lot 2 110.28 x 120'

Present Use: Residential

Proposed Use: Residential

Present Zoning Classification: R-2

Present Improvement upon Land: 2 Residential Dwellings & a garage

Deed recorded at Doylestown in Deed Book Inst # Page 2014008373

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: _____

Your statement of alleged error of Zoning Administrative Office: _____

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

Section 232-167 (b)

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

A variance from Section 232-167 (b) Lot frontage and width. The proposed lot frontage and width is 70 feet which is less than the minimum 75 feet required.

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

We believe the Zoning Hearing Board could grant this variance under §232-781(e)(4) & §232-781(e)(5) that the variance, if authorized, will not alter the essential character of the neighborhood and will represent the min. variance that will afford relief. The Dwellings were constructed in 1944 & 1945.

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☒ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.


Appellant's or Owner's Signature

10-10-14
Date

Sworn to and subscribed before me this

10TH day of OCTOBER 2014

Notary Public 

My commission expires:

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
FRANCIS J. ERNST, Notary Public
Bensalem Twp., Bucks County
My Commission Expires November 16, 2016

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M E M O R A N D U M

TO: Mr. Matthew Takita, Director of Building and Planning

FROM: Harold W. Gans, P.E., P.L.S., Township Engineer

DATE: September 16, 2014

RE: Minor Subdivision Plan
FKK Properties, LLC
2157 & 2145 Green Avenue
TMP #2-39-179
File No. 0907.3034.00

A. APPLICATION

Pursuant to Section 201-82 of the Code of the Township of Bensalem, we received and reviewed the above referenced Minor Subdivision plan. The application consisted of a single-sheet plan as prepared by Joseph F. Hamill, Jr., P.L.S. of Bensalem, PA. The plan is entitled, "Minor Subdivision Plan" and is dated July 29, 2014 with no revisions.

B. DISCUSSION

The subject parcel is located on the northeasterly side of Green Avenue and contains 22,072.80 sq. ft. (0.5067 acres) and includes two dwellings and a garage. The applicant wishes to divide the property such that Lot 1 will include an existing dwelling, while Lot 2 will include will include an existing dwelling and the existing garage.

As a result of the proposed subdivision, Lot 1 will contain 8,400 sq. ft. (0.19288 acres), while Lot 2 will contain 13,672.80 sq. ft. (0.3139 acres). The property lies in an R-2 R Residential District and is served by public water and sewer.

C. CHAPTER 232 – ZONING

There are numerous non-conformities on this tract; however, the formation of the common lot line creates one new, non-conformity. Specifically the proposed frontage for Lot 1 is 70 ft. which is less than the required 75' in this district. [Section 232-167 (b)]

D. CHAPTER 201 – SUBDIVISION AND LAND DEVELOPMENT

1. The required curb and sidewalk have not been provided. [Section 201-104 (b)(1), 201-139 and 201-140]
2. The required street trees have not been provided. [Section 201-106 (10)(a.)]
3. A recreational fee of \$2,000 is required for the newly created lot. [Section 201-103 (e)(2)(b.)]
4. All proposed monuments should be identified by a note. [Section 201-138]

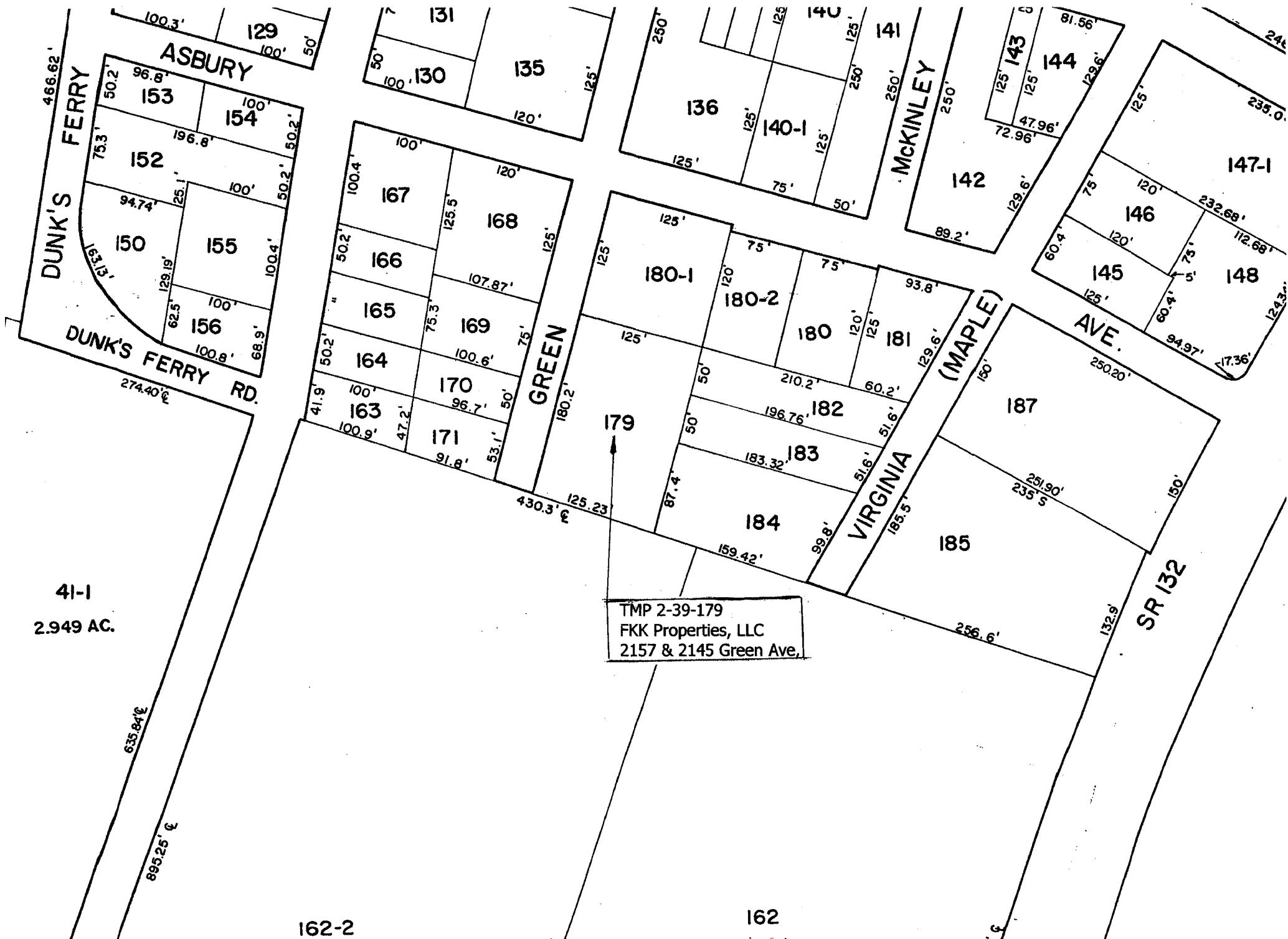
E. SUMMARY

The plan is in position for Minor Subdivision consideration by the Bensalem Township Council. The applicant should be prepared to address the items in this review, as well as pertinent items from other reviewing agencies.

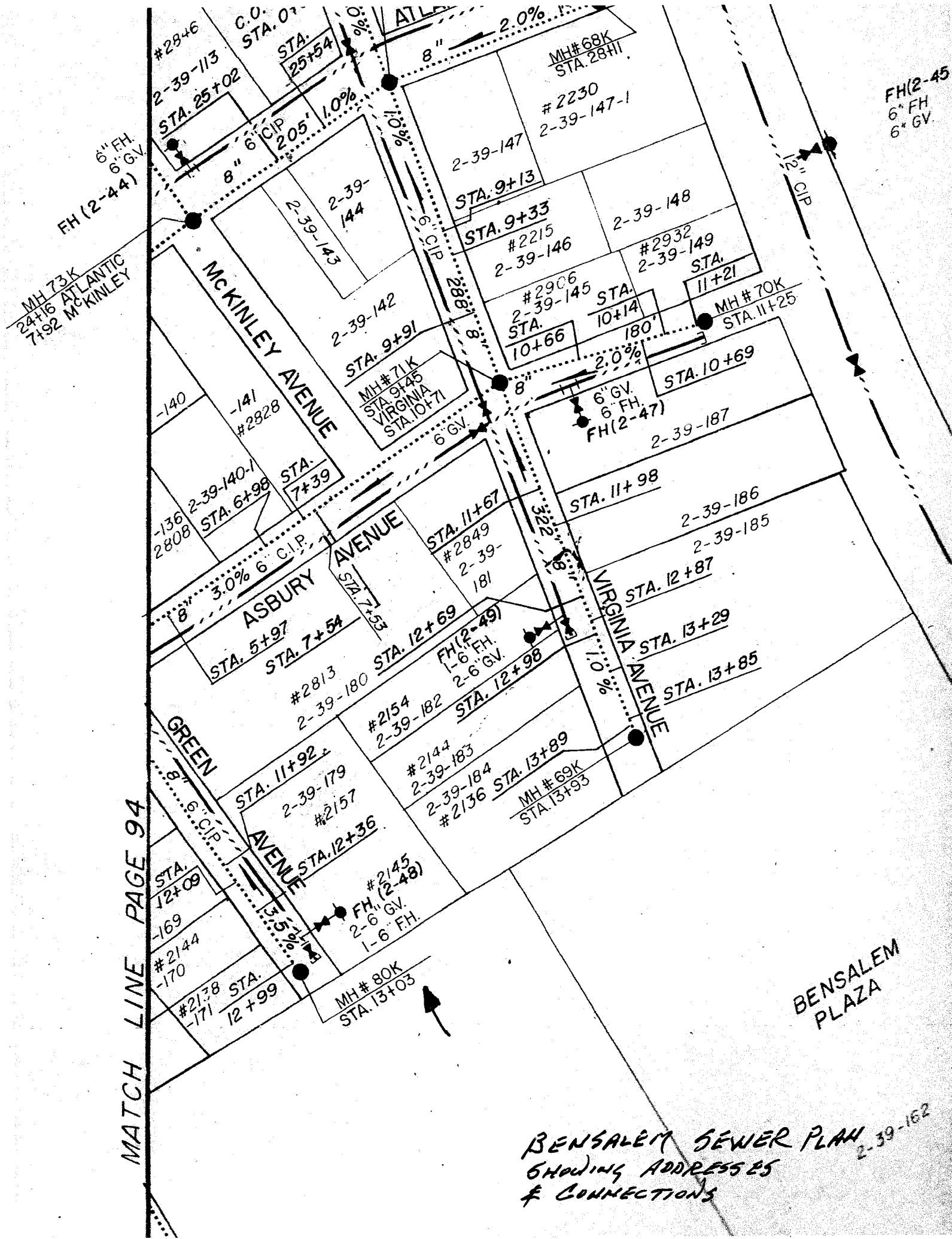
If you have any questions, please contact me.

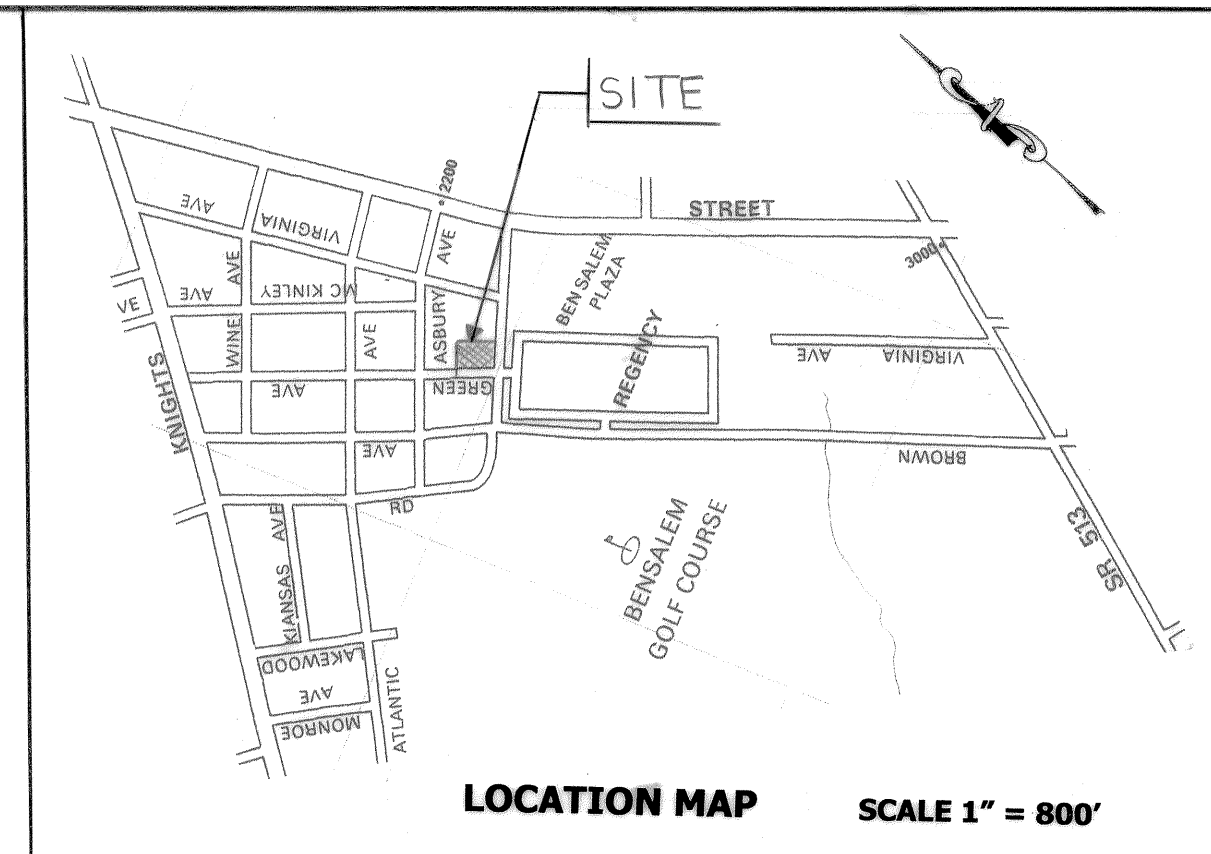
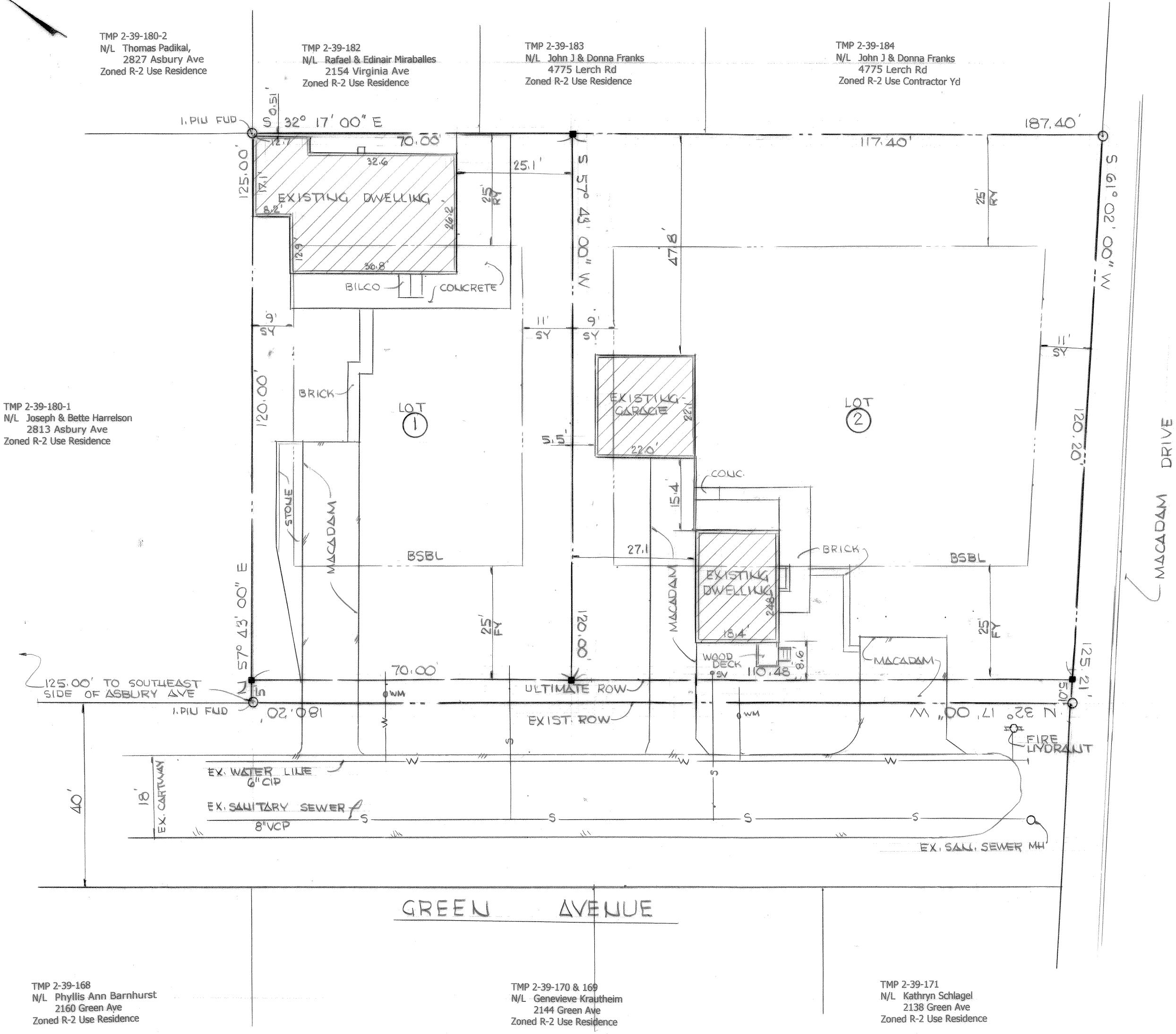
cc: Honorable Mayor Joseph DiGirolamo
Ms. Loretta Alston, Bensalem Planning Commission
Mr. Michael Roedig, Bucks County Planning Commission
Ms. Marge Strange, Bensalem Township
FKK Properties, LLC, 2136 Virginia Ave., Bensalem, PA 19020
Mr. Joseph F. Hamill, Jr., P.L.S., Joseph F. Hamill Land Surveying, 3636 Hulmeville Road, Bensalem, PA 19020

HWG:tar



MATCH LINE PAGE 94





Zoning Information:

Zoned R-2 Residential District

	Required	Existing	Proposed Lot 1	Proposed Lot 2
Lot Area	7,500 SF Min	22,072.80 SF	8400.00 SF	13,672.80 SF
Lot Width	75.00 Ft Min	180.48 Ft	70.60 Ft±	110.48 Ft
Building Area	40% Max	9.35%	13.35%	7.1%
Impervious Coverage	45% Max	20.4%	31.8%	13.4%
Front Yard	25.00 Ft Min	8.6 Ft	87.5 Ft	8.6 Ft
Side Yard	9 Ft Min	0 Ft±	0 Ft ±	27.1 Ft
Aggr. Side Yard	20 Ft Min	65.4 Ft	25.1 Ft	92.08 Ft
Side Yard (accessory building)	5 Ft Min	N/A	N/A	5.5 Ft
Rear Yard	25.00 Ft Min	0.51 Ft±	0.51 Ft±	47.8 Ft (garage)
Bldg Height	35.00 Ft	12 & 24 Ft±	12 Ft±	24 Ft±

† Denotes variance required for Section 232-167 (b) Lot frontage and width. The proposed lot frontage and width is 70 feet which is less than the minimum 75 feet required.

* Denotes the existing nonconforming yards

Sec. 232-167(e)(2)a. Side Yard. The existing side yard of 0 feet is less than nine (9) feet required

Sec. 232-167(e)(3)a. Rear Yard. The existing rear yard of 0.51 feet is less than twenty-five (25) feet in depth required

Area Summary:

Lot Area	Existing	22,072.80 SF	0.5067 Ac
Proposed Lot 1	8400.00 SF	0.1928 Ac	
Proposed Lot 2	13,672.80 SF	0.3139 Ac	

Building Area Existing Lot 1 1,121.48 SF = 13.35%
Lot 2 942.52 SF = 6.89%

Impervious Coverage Existing Lot 1 2,671 SF = 31.8%
Lot 2 1,832 SF = 13.4%

Notes:

- Being Bucks County Tax Parcel Number 2-39-179.
- Owner of Record: FKK Properties, LLC
2136 Virginia Ave
Bensalem, PA 19020
Recording Inst. #20140008373
- Being Lots 15 thru 27 inclusive, Section S on a Plan of "Eddington Gardens", made by Edward Pickering, Jr., Surveyor dated May 19, 1925, revised December 17, 1925 and recorded at Doylestown in Plan Book 1, Page 198.
- Plan was made without the benefit of a title search. Property is subject to all deed restrictions and easements recorded or unrecorded.
- Existing dwellings are serviced by existing Sanitary Sewer & Water Services located in Green Avenue.

Owners Statement of Intent:

We _____ have laid out our land, situated in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania, certain lots according to this plan which is intended to be recorded.

Witness our hand and seal this _____ Day of _____, 200__.

On the _____ Day of _____, 200__, before me the Subscriber, a Notary Public of Pennsylvania, personally appeared _____ who acknowledged this Plan to be the Official Plan of Lots shown thereon, situated in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania and desired this plan to be recorded according to law.

Notary Public
My Commission expires _____

Approval of Municipality:

Approved by resolution of the Bensalem Township Council, County of Bucks, Commonwealth of Pennsylvania, at a meeting held on the _____ day of _____, 200__.

Approved by the Bensalem Township Planning Commission on the _____ day of _____, 200__.

Reviewed by the Bucks County Planning Commission on the _____ day of _____, 200__.

BCPC # _____

Reviewed by the Bensalem Township Engineer on the _____ day of _____, 200__.

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From outside Pennsylvania
www.paonecall.org

20 0 20 40
SCALE FEET

NO.	DATE	REVISION	DRAWN	CHECKED
PROJECT TITLE Minor Subdivision Plan For FKK Properties, LLC 2157 & 2145 Green Ave, TMP 2-39-179 Bensalem Twp., Bucks Co., PA				
PROJECT Joseph F. Hamill Jr., PLS Land Surveying & Consulting LLC 3636 Hulmeville Road, Bensalem, PA 19020 215-639-7307 Fax 215-639-2855 E-mail HamillSurvey@verizon.net				
PROJECT NO. 1A0303 SCALE 1"= 20' DATE 7-29-14 DRAWN BY JH CHECKED BY DRAWING NO. S-1 1 OF 1 SHEETS				